



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Denise Carlon  
KML Law Group, PC  
216 Haddon Avenue, Suite 406  
Westmont, NJ 08108  
THE BANK OF NEW YORK MELLON F/K/A THE  
BANK OF NEW YORK as successor in interest to JP  
Morgan Chase Bank, N.A. as Trustee for Structured  
Asset Mortgage Investments II Inc. Mortgage Pass-  
Through Certificates Series 2005-AR8

In Re:  
Leticia, Rojas

**Order Filed on May 17, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey**

Case No: 18-19362 VFP

Judge: Vincent F. Papalia

Recommended Local Form:

☐

Followed

☒

Modified

**CONSENT ORDER EXTENDING REDEMPTION PERIOD FOR REAL  
PROPERTY LOCATED AT 180 DOUGLAS ROAD, FAR HILLS, NJ TO  
JUNE 8, 2018**

The relief set forth on the following page is hereby ordered **ORDERED.**

**DATED: May 17, 2018**

\_\_\_\_\_  
**Honorable Vincent F. Papalia  
United States Bankruptcy Judge**

**WHEREAS** on May 8, 2018 this Chapter 11 Bankruptcy Petition was filed by Debtor, Leticia Rojas; and

**WHEREAS** on May 8, 2018, after the Bankruptcy Petition was filed, the Sheriff of Somerset County sold real property located at 180 Douglas Road, Far Hills, NJ; and

**WHEREAS** the parties dispute whether or not 11 USC 108 serves to extend the state court 10-day redemption period since the Bankruptcy was filed before the sheriff sale; and

**WHEREAS** the parties have amicably agreed to resolve this dispute by extending the redemption period; and it is

**ORDERED** that the redemption period for real property located at 180 Douglas Road, Far Hills, NJ is hereby extended to June 8, 2018; and

**IT IS FURTHER ORDERED** that the debtor, Leticia Rojas, may redeem the subject property located at 180 Douglas Road, Far Hills, NJ on or before June 8, 2018; and

**CONSENTED AND AGREED TO:**

/s/ Denise Carlon\_\_\_\_\_

Denise Carlon, Esq.

KML Law Group, P.C.

Attorneys for THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Mortgage Pass-Through Certificates Series 2005-AR8

/s/ Bruce Radowitz\_\_\_\_\_

Bruce Radowitz, Esq.

Attorney for Debtor, Leticia Rojas

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Leticia Rojas  
Debtor

Case No. 18-19362-VFP  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: May 18, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 20, 2018.

db +Leticia Rojas, 640 Irvington Avenue, Hillside, NJ 07205-3143

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 20, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 18, 2018 at the address(es) listed below:

Bruce W. Radowitz on behalf of Debtor Leticia Rojas bradowitz@comcast.net,  
r45676@notify.bestcase.com

Denise E. Carlon on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK  
as successor in interest to JP Morgan Chase Bank, N.A. as Trustee, et al.

dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Rebecca Ann Solarz on behalf of Creditor THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW  
YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee, et al.

rsolarz@kmlawgroup.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 4